

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, JUNE 5, 2017, AT 7:00PM ON THE 4TH FLOOR,
CAFETERIA, GOVERNMENT CENTER BUILDING, 888
WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING CONTINUED FROM MAY 22, 2017

1. **Application 217-12-RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford, CT -Text Change,** To Amend Article III, Section 4 –List of Districts, Subsection AA -District Regulations, by adding number 12 General Industrial (M-G) District and number 13 Light Industrial (M-L) District (see attached)
2. **Application 217-13 BRT MANAGEMENT, 432 Fairfield Avenue, Special Exception and Site and Architectural Plan Review,** Applicant is proposing to construct a self-storage facility (49,590sf) with interior parking on lower level and other associated site improvements on the 1.14± acre property. Property is located within the M-G zoning district.
3. **Application 217-19-RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford, CT -Text Change,** To Amend Article IV, Section 12, (Automobile Parking and Loading Space), by adding a sentence to paragraph 12-A-6, and to Amend Appendix B, Footnote 12, – (see attached).
4. **Application 217-20 ANNEMID RI, LLC, Lot 3-5 Atlantic Street, Special Exception and Site / Architectural / Requested Use Plans,** Requesting approval to complete the construction of a 156-room extended stay hotel, with parking and associated hardscape.
5. **Application 217-21 ANNEMID RI, LLC, Lot 3-5 Atlantic Street, Special Exception Plan Review,** Requesting a revision to the previously approved vehicle access location.

PUBLIC HEARING

1. **Application 217-26 RMS MAIN STREET, LLC, 900 Washington Boulevard Special Exception Plan Review,** Applicant is requesting modification of Special Exception Appls. 214-29 and 216-23 to permit the “Colleges and Universities” use on the ground floor of the existing dormitory building in addition to the previously approved retail/restaurant uses. Related changes to the Parking Management Plan are also proposed. Property is within the MRD-D zoning district.

2. **Application 217-16 HP GATEWAY LAND I, LLC, 400 and 440 Washington Boulevard, Amendment To, Final Site Plan, Coastal Site Plan Review, General Development Plan & Special Exception**, to modify (ZB Applications #210-15Mod & #210-16Mod) approvals pursuant to the TCDD zoning regulations for a mixed use transit-oriented development for a 6.27 acre property bounded by Washington Boulevard, Pulaski Street, the Rippowam River and by the Metro North Railroad/Transportation Center, comprised of two office towers, ground floor retail and commuter amenity space, and a below-grade parking garage.
This modification is to develop one 14-story (208') tower instead of two 10-story towers.

REGULAR MEETING

APPROVAL OF MINUTES

Minutes for Approval: May 8, 2017 and May 22, 2017

PENDING APPLICATIONS

1. Application 217-12-RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford, CT -Text Change
2. Application 217-13 BRT MANAGEMENT, 432 Fairfield Avenue, Special Exception and Site and Architectural Plan Review
3. Application 217-19-RICHARD W. REDNISS (22 1st Corp), 22 First Street, Stamford, CT -Text Change
4. Application 217-20 ANNEMID RI, LLC, Lot 3-5 Atlantic Street, Special Exception and Site / Architectural / Requested Use Plans
5. Application 217-21 ANNEMID RI, LLC, Lot 3-5 Atlantic Street, Special Exception Plan Review
6. Application 217-26 - RMS MAIN STREET, LLC, 900 Washington Boulevard, Special Exception Plan Review,
7. Application 217-16 HP GATEWAY LAND I, LLC, 400 and 440 Washington Boulevard, Amendment To, Final Site Plan, Coastal Site Plan Review, General Development Plan & Special Exception

OLD BUSINESS

1. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Coastal Site Plan Review,** – requesting approval of Special Exception, General Development and Coastal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park. *(Request for extension of time)*
- 2.. **APPL 210-15 – General Development Plan (GDP), Special Exception and Coastal Site Plan Review – GATEWAY, Washington Blvd,** for General Development Plan Approval, Special Exception approval and Coastal Site Plan Review, approval pursuant to the TCDD zoning regulations for a mixed use transit-oriented development for a 5.4 acre property bounded by Washington Boulevard, Pulaski Street, the Rippowam River and by the Metro North Railroad/Transportation Center, comprised of two office towers totaling 475,000 square feet, 160 feet in height, 200 units of housing, 4,500+/- square feet of ground floor commuter amenity space, and a below-grade parking garage for 1,899 cars, 500 of which will be for commuter parking. *(Requesting an amendment to Condition #17 to allow extension of time)*
3. ****REVISED**APPL 210-16 – FINAL SITE PLAN (FSP) and Coastal Site Plan Review – GATEWAY, Washington Blvd,** for Final Site Plan Approval, Special Exception approval and Coastal Site Plan Review, approval pursuant to the TCDD zoning regulations for a mixed use transit-oriented development for a 5.4 acre property bounded by Washington Boulevard, Pulaski Street, the Rippowam River and by the Metro North Railroad/Transportation Center, comprised of two office towers totaling 475,000 square feet, 160 feet in height, 200 units of housing, 4,500+/- square feet of ground floor commuter amenity space, and a below-grade parking garage for 1,899 cars, 500 of which will be for commuter parking. *(Requesting an amendment to Condition #27 to allow extension of time)*
4. **CSPR-976 – KASTRATI, 205 Weed Avenue,** demo of existing and new construction of a 2-1/2-story home and associated site improvements in a flood hazard zone at 205 Weed Avenue. *(Request for extension of time)*

ADMINISTRATIVE REVIEW

1. **900 Washington Boulevard - UCONN** – *(Requesting approval of signage)*

UPDATES and DISCUSSIONS

1. **Davenport Landing (215-07, Condition #2) and Baypointe (214-14, 214-15, Condition # 11)** Off-site improvement proposal to satisfy conditions of approval.

ADJOURNMENT

Zbagenda 60517